

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 19 9 47 AM 1966 MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
OLLIE FARNSWORTH
R.M.C.

WHEREAS, I, Charles H. Huff,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Greenville Steel and Foundry Company

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of **Two Thousand Five Hundred and no/100** - - - - -

- - - - - Dollars (\$2,500.00) due and payable \$50.00 per month, beginning August 15, 1966, and \$50.00 on the 15th day of each month thereafter except that the balance, if not sooner paid, shall be due and payable July 15, 1967, except that if the Mortgagor shall pay the balance due at any time within three months from date hereof, he shall be allowed a credit of \$100.00 against said balance, with the right reserved to prepay any part or all with interest thereon from date at the rate of **6%** per centum per annum, to be paid Monthly of the balance remaining due at any time.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the south side of Lake Fairfield Drive, being known and designated as Lot No. 93, Section 1, Lake Forest Subdivision, according to a plat thereof recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book GG, Page 17.

Being the same conveyed to the mortgagor by deed of Samuel H. Fisher, dated April 12, 1955, recorded in said R.M.C. Office in Deeds Book 522, Page 440.

This mortgage is junior in rank to the mortgage executed by the mortgagor to The Equitable Life Assurance Society of the United State, dated November 20, 1962, recorded in said R.M.C. Office in Mortgage Book 908, Page 65.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right, and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.